



# CITISTAT HOUSING AUTHORITY OF BALTIMORE CITY

Presentation Date: July 11, 2003  
CitiStat Reporting Period: June 2003

Commissioner: Paul T. Graziano

Appointment Date: November 1, 2000

Deputy Executive Director: Lyle Schumann

H. Rainbow Lin, Chief Financial Officer

Seaton Haney, Chief Associate Deputy Director

Amy Wilkinson, Associate Executive Director, Fair Housing &amp; Equal Opportunity Enforcement

Associate Deputy Directors:

Anita McCoy-Muhammad, Associate Deputy Director, Housing Operations

Edward Landon, Associate Deputy Director, Construction &amp; Engineering

Samuel Little, Associate Deputy Director, Resident Services

Michael Kramer, Associate Deputy Director, Section 8

Christopher Shea, Associate Deputy Director, Planning &amp; Development

Chief Hezekiah Bunch, Director, HABC Police Services

Mary Washington, Ph.D., Director of HABC/HCD HousingStat

**PERSONNEL**

	<b>FY2003 Budget.</b>	<b>FY2003 June Filled</b>	<b>FY2002 Budget.</b>
Administration	177	163	161
Family Support	43	38	9
Protective Services	183	169	183
Housing Operations	500	457	500
Drug Elimination Grant	77	66	79
Development (HOPE VI)	20	19	29
Comprehensive Grant Programs	95	73	110
Section 8	88	85	125
Family Support Services Grants	162	117	166
City Reimbursement	83	93	61
HABCO	4	4	3
Graphics	0	0	3
Resident Initiatives Grant	27	1	28
<b>Total</b>	<b>1,459</b>	<b>1,285</b>	<b>1,457</b>

**MBE/WBE EXPENDITURES**

CURRENTLY AVAILABLE PERIOD 6/1 - 6/30/03									
EXPENDITURE TYPE	Expenditures	MBE Prime	% MBE Prime	MBE Sub	% MBE Sub	WBE Prime	% WBE Prime	WBE Sub	% WBE Sub
Architectural and Engineering	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Construction	\$2,186,242	\$11,733	0.5%	\$666,100	30.5%	\$0	0.0%	\$14,922	0.7%
Direct Purchase Orders (N/A)			-		-		-		-
Purchase Orders	\$64,990	\$0	0.0%	\$1,178	1.8%	\$0	0.0%	\$0	0.0%
Professional Services	\$432,383	\$64,487	14.9%	\$0	0.0%	\$35,839	8.3%	\$0	0.0%
<b>Totals</b>	<b>\$2,683,615</b>	<b>\$76,220</b>	<b>2.8%</b>	<b>\$667,278</b>	<b>24.9%</b>	<b>\$35,839</b>	<b>1.3%</b>	<b>\$14,922</b>	<b>0.6%</b>

MBE / WBE Fiscal Year to Date									
EXPENDITURE TYPE	Expenditures	MBE Prime	% MBE Prime	MBE Sub	% MBE Sub	WBE Prime	% WBE Prime	WBE Sub	% WBE Sub
Architectural and Engineering	\$190,415	\$0	0.0%	\$49,188	25.8%	\$0	0.0%	\$0	0.0%
Construction	\$25,630,188	\$2,019,821	7.9%	\$5,236,919	20.4%	\$464,400	1.8%	\$2,389,323	9.3%
Direct Purchase Orders (N/A)	\$0	\$0	0.0%	\$0	0.0%	\$0	0.0%	\$0	0.0%
Purchase Orders	\$2,330,306	\$345,615	14.8%	\$1,178	0.1%	\$30,481	1.3%	\$0	0.0%
Professional Services	\$8,271,302	\$2,027,586	24.5%	\$49,188	0.6%	\$611,328	7.4%	\$0	0.0%
<b>Totals</b>	<b>\$36,422,211</b>	<b>\$4,393,022</b>	<b>12.1%</b>	<b>\$5,238,097</b>	<b>14.4%</b>	<b>\$1,079,005</b>	<b>3.0%</b>	<b>\$2,389,323</b>	<b>6.6%</b>

OVERTIME HOURS		Monthly Reporting				12 Months			
	3/24/03 - 4/20/03 #7 & #8	4/21/03-5/18/03 #9 & #10	5/19/03-6/16/03 #11 & #12						
Pay Period									
Location	Apr-03	May-03	Jun-03		% CHANGE	Total	Min	Max	Months
Allendale-Primrose	2	0	0		-	23	0	10	12
Allendale-Primrose Maint.	6	6	0		-	421	0	247	12
B E Mason	0	0	22		(100.0%)	22	0	22	12
B E Mason Maint.	106	77	0		-	585	0	128	12
Bel-Park	0	0	0		-	38	0	30	12
Bel-Park Maint.	52	34	40		(100.0%)	533	11	170	12
Brentwood	0	0	4		(100.0%)	58	0	28	12
Brentwood Maint	22	0	0		-	151	0	52	12
Brooklyn	22	22	70		(100.0%)	235	0	70	12
Brooklyn Maint	26	7	0		-	288	0	82	12

OVERTIME HOURS	Monthly Reporting					12 Months			
Pay Period	3/24/03 - 4/20/03 #7 & #8	4/21/03-5/18/03 #9 & #10	5/19/03-6/16/03 #11 & #12						
Location	Apr-03	May-03	Jun-03		% CHANGE	Total	Min	Max	Months
Cable & Communication	0	0	0		-	0	0	0	12
Carpentry Crew	84	38	136		(100.0%)	419	0	136	12
Central Stockroom	0	0	0		-	0	0	0	12
Chase	7	0	6		(100.0%)	28	0	15	12
Chase Maint	45	19	11		(100.0%)	414	11	72	12
Cherry Hill	48	113	347		(100.0%)	738	0	347	12
Cherry Hill Maint	403	719	1,362		(100.0%)	4,838	123	1,362	12
Claremont	57	68	71		(100.0%)	312	0	71	12
Claremont Maint	42	57	12		(100.0%)	813	3	270	12
Commissioner office	76	92	81		(100.0%)	1,078	64	118	12
Fiscal Operations	5	4	0		-	35	0	14	12
Douglass	0	0	47		(100.0%)	54	0	47	12
Douglass Maint	64	156	11		(100.0%)	509	3	156	12
Electrical Crew	167	119	133		(100.0%)	2,277	41	339	12
Engineering Services	77	25	28		(100.0%)	563	2	98	12
Equal Employment Opport	7	14	9		(100.0%)	165	4	29	12
Exec. Staff	21	52	27		(100.0%)	555	21	85	12
Extermination Crew	0	0	0		-	13	0	7	12
Family Support Services	0	22	0		-	348	0	216	12
Gilmor	4	35	50		(100.0%)	91	0	50	12
Gilmor Maint	64	62	77		(100.0%)	1,289	0	265	12
Govans	22	15	23		(100.0%)	104	0	23	12
Govans Maint	9	24	8		(100.0%)	285	8	42	12
Graphics	0	0	0		-	0	0	0	12
HABCo	4	4	4		(100.0%)	50	4	6	12
Heating & Plumbing Crew	335	217	244		(100.0%)	6,553	195	1,361	12
Hollins-Rosemont	0	0	12		(100.0%)	12	0	12	12
Hollins-Rosemont Maint	4	18	12		(100.0%)	284	3	83	12
Homeownership (Research)	2	7	0		-	150	0	62	12
Housing Application	0	0	24		(100.0%)	24	0	24	12
Housing Management	261	250	203		(100.0%)	2,495	66	410	12
Housing Renewal DHCD	0	17	27		(100.0%)	77	0	27	12
Human Resources	29	32	42		(100.0%)	402	17	54	12
Information Tech-MIS	0	0	0		-	0	0	0	12
Lakeview	0	0	0		-	0	0	0	12
Lakeview Maint	480	554	120		(100.0%)	2,001	16	554	12
Landscape (Grounds) Crew	56	75	144		(100.0%)	2,047	0	1,096	12
Latrobe	5	0	21		(100.0%)	41	0	21	12
Latrobe Maint	364	508	92		(100.0%)	2,089	21	508	12
Legal	1	1	1		(100.0%)	3	0	1	12
Maintenance Control Unit	0	0	0		-	0	0	0	12
Maintenance Operation	0	0	0		-	0	0	0	12
McCulloh	40	59	102		(100.0%)	216	0	102	12
McCulloh Maint	313	389	39		(100.0%)	2,230	16	484	12
McCulloh Res Asst Sec	0	0	0		-	0	0	0	12
Mechanical Shop	18	0	30		(100.0%)	93	0	30	12
ODonnell Heights	0	0	0		-	0	0	0	12
ODonnell Heights Maint	86	175	7		(100.0%)	1,949	7	299	12
Office of the Ombudsman	2	0	15		(100.0%)	260	0	73	12
Paint Crew	76	149	89		(100.0%)	345	0	149	12
Paving & Drainage Crew	69	95	166		(100.0%)	1,754	2	777	12
Perkins	8	13	112		(100.0%)	173	0	112	12
Perkins Maint	595	641	72		(100.0%)	2,991	22	641	12
Plastering Crew	0	66	170		(100.0%)	250	0	170	12
Rapid Vacancy Unit	206	98	272		(100.0%)	1,231	0	272	12
Rehab Housing	137	129	154		(100.0%)	664	0	154	12
Rehab Housing Maint	570	950	93		(100.0%)	3,383	18	950	12
Roofing Crew	10	13	36		(100.0%)	325	0	117	12
Section 8	671	935	1,414		(100.0%)	6,307	61	1,414	12
Section 8-Mod Rehab	0	0	0		-	9	0	9	12
Security Central-Admin	70	50	45		(100.0%)	1,003	45	165	12
Security Field Operation(Police)	1,548	1,191	830		(100.0%)	8,995	149	1,548	12
Security Internal Affair	7	1	0		-	32	0	9	12
Security Building Monitors (301)	677	418	808		(100.0%)	8,790	220	1,361	12
Security Building Monitors (304)	956	835	1,204		(100.0%)	14,180	349	1,850	12
Security Communications Unit (302)	227	146	207		(100.0%)	2,050	61	356	12
Somerset	0	0	35		(100.0%)	37	0	35	12
Somerset Maint	87	243	56		(100.0%)	1,524	8	246	12
URD	0	0	0		-	0	0	0	12
West Twenty	38	0	0		-	52	0	38	12
West Twenty Maint	37	206	44		(100.0%)	536	8	206	12
Westport	16	82	109		(100.0%)	473	8	109	12
Westport Maint	83	521	3		(100.0%)	1,638	0	521	12
Wyman House	0	0	0		-	0	0	0	12
Wyman House Maint	67	102	16		(100.0%)	1,146	16	165	12
TOTALS	9,593	10,970	9,649		(100.0%)	96,146	3,171	15,520	12



**CITISTAT**  
**DISCIPLINARY ACTION**  
**Presentation Date: July 11, 2003**  
**CitiStat Reporting Period: June 2003**

**MONTHLY REPORTING**

**ATTENDANCE-RELATED DISCIPLINARY ACTIONS**

	Monthly Reporting			YEAR-TO-DATE	
	June-03	July-03	% CHANGE	2002	2003
<b>VERBAL</b>	-	3		24	7
SUPERVISORS	-	-	0.0%	-	-
FRONT-LINE	-	3		24	10
<b>WRITTEN</b>	3	3	0.0%	19	11
SUPERVISORS	-	3		-	3
FRONT-LINE	3	-	-100.0%	19	11
<b>SUSPENSIONS</b>	-		0.0%	2	-
SUPERVISORS	-	-	0.0%	-	-
FRONT-LINE	-	-	0.0%	2	-
<b>TERMINATIONS</b>	1	-	-100.0%	12	5
SUPERVISORS	-	-	0.0%	-	-
FRONT-LINE	1	-	-100.0%	12	5

**OTHER DISCIPLINARY ACTIONS**

	Monthly Reporting			TOTALS	
	June-03	July-03	% CHANGE	2002	2003
<b>VERBAL</b>	4	2	-50.0%	38	11
SUPERVISORS	1	-	-100.0%	9	1
FRONT-LINE	3	2	-33.3%	30	10
<b>WRITTEN</b>	4	-	-100.0%	72	15
SUPERVISORS	2	-	-100.0%	17	8
FRONT-LINE	2	-	-100.0%	55	7
<b>SUSPENSIONS</b>	3	-	-100.0%	16	11
SUPERVISORS	1	-	-100.0%	4	3
FRONT-LINE	2	-	-100.0%	12	8
<b>TERMINATIONS</b>	1	-	-100.0%	18	19
SUPERVISORS	-	-	0.0%	5	6
FRONT-LINE	1	-	-100.0%	13	13



NOT yet submitted

## HABC HOUSING OPERATIONS

Presentation Date: July 11, 2003  
CitiStat Reporting Period: June 2003

Agency Wide

Authority Wide (PHAS)  
FINANCIAL CONDITION

	Monthly Reporting					12 Months				
	Mar-03	Apr-03	May-03	Jun-03	% CHANGE	Average	Minimum	Maximum	Total	Periods
Current Ratio (5.4)	9.00	9.00	9.00		(100.0%)	9.00	9.00	9.00	N/A	11
# of Months Expendable Fund Balance (5.4)	9.00	9.00	9.00		(100.0%)	9.00	9.00	9.00	N/A	11
Tenant Receivable (Days)Outstanding (2.7)	3.38	3.55	3.53		(100.0%)	3.44	3.22	3.72	N/A	11
Occupancy Loss (2.7)	2.31	2.32	2.33		(100.0%)	2.11	1.73	2.33	N/A	11
Net Income Ratio	1.50	1.50	1.50		(100.0%)	1.50	1.50	1.50	N/A	11
<b>Total Score (min=16.2/max=30)</b>	<b>25.19</b>	<b>25.37</b>	<b>25.36</b>		(100.0%)	25.06	24.63	25.52	N/A	11
HUD/REAC Penalty for Internal Control					-	0.00	0.00	0.00	N/A	0
<b>Total Score</b>	<b>25.19</b>	<b>25.37</b>	<b>25.36</b>		(100.0%)	25.01	24.63	25.37	N/A	10

(Indicators not shown: Expense Mgmt/Utility Consumption max score: 1.5, achieved: 0)

## OCCUPANCY RATE

## VACANCIES (ALL UNITS)

	Monthly Reporting					12 Months				
	Apr-03	May-03	Jun-03	Jul-03	% CHANGE	Average	Minimum	Maximum	Total	Periods
Total # Units	14,467	14,471	14,479		(100.0%)	14,447.55	14,419.00	14,479.00	N/A	11
Total # Units available for occupancy	13,417	13,439	13,339		(100.0%)	13,397.55	13,339.00	13,439.00	N/A	11
Total # Units available for occupancy that are vacant **	2,128	2,197	2,094		(100.0%)	2,095.45	1,985.00	2,197.00	N/A	11
Total Number Vacant	3,178	3,229	3,234		(100.0%)	3,145.55	2,965.00	3,234.00	N/A	11
Move-Ins	134	136	137		(100.0%)	114.91	76.00	141.00	N/A	11
Move-Outs	121	166	154		(100.0%)	132.09	78.00	174.00	N/A	11
Vacancy Rate (available for occupancy)	15.86%	16.35%	15.70%		(100.0%)	0.16	0.15	0.16	N/A	11
Unit Turn Around (days) (average)	140	142	149		(100.0%)	135.11	94.30	180.47	N/A	11
Unit Down Time (days)(average)	1	1	1		(100.0%)	1.07	1.00	1.31	N/A	11
Unit Make Ready Time (days) (average)	122	126	131		(100.0%)	115.10	71.00	153.23	N/A	11
Unit Lease Up Time (days)(average)	17	16	18		(100.0%)	19.07	6.00	36.00	N/A	11

\*\* Exempt units are excluded as well as units under moderation

## WORK ORDERS AND INSPECTIONS (ALL UNITS)

	Monthly Reporting					12 Months				
	Apr-03	May-03	Jun-03	Jul-03	% CHANGE	Average	Minimum	Maximum	Total	Periods
<b>Total Work Orders Created</b>	6,028	6,037	5,325		(100.0%)	5,936.73	4,813.00	6,967.00	N/A	11
Routine Work Orders	5,837	5,680	5,103		(100.0%)	5,726.18	4,569.00	6,691.00	N/A	11
Emergency Work Orders	191	357	222		(100.0%)	210.55	103.00	357.00	N/A	11
<b>Total Work Orders Abated</b>	7,402	7,361	6,655		(100.0%)	5,999.55	4,261.00	7,402.00	N/A	11
Routine Work Orders-Completed	7,211	7,004	6,433		(100.0%)	5,789.00	4,016.00	7,211.00	N/A	11
Emergency Work Orders-Abated	191	357	222		(100.0%)	210.55	103.00	357.00	N/A	11
<b>Work Order Backlog</b>	2,947	1,623	293		(100.0%)	2,916.36	293.00	4,613.00	N/A	11
<b>Inspection of Systems</b>							0.00	0.00	N/A	0
Inspection of Systems (entire site)	0	0	51		(100.0%)	4.64	0.00	51.00	N/A	11
Inspection of Units	2,065	1,626	712		(100.0%)	1,187.45	654.00	2,065.00	N/A	11
Inspections of Buildings	0	0	995		(100.0%)	90.45	0.00	995.00	N/A	11



**HABC HOUSING OPERATIONS**  
**Presentation Date: July 11, 2003**  
**CitiStat Reporting Period: June 2003**

*Family Housing Units*

**OCCUPANCY RATE**

**VACANCIES-FAMILY**

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
Total # Units	8,148	8,152	8,162		(100.0%)	8,129	8,096	8,162	N/A	11
Total # Units available for occupancy	7,660	7,684	7,583		(100.0%)	7,651	7,583	7,684	N/A	11
Total # Units available for occupancy that are vacant **	853	923	815		(100.0%)	817	738	923	N/A	11
Total Number Vacant	1,341	1,391	1,394		(100.0%)	1,294	1,167	1,394	N/A	11
Move-Ins	84	95	99		(100.0%)	79	56	99	N/A	11
Move-Outs	75	110	108		(100.0%)	85	50	113	N/A	11
Vacancy Rate (available for occupancy)	11.14%	12.01%	10.75%		(100.0%)	0	0	0	N/A	11
Unit Turn Around (days) (average)	203	177	194		(100.0%)	164	97	226	N/A	11
Unit Down Time (days)(average)	1	1	1		(100.0%)	1	1	1	N/A	11
Unit Make Ready Time (days) (average)	179	157	173		(100.0%)	144	82	196	N/A	11
Unit Lease Up Time (days)(average)	22	19	20		(100.0%)	19	5	29	N/A	11
Lease Enforcement -Breach of Lease	N/A	N/A	N/A		#VALUE!	10	0	23	N/A	8

\*\* Excludes exempt units and modernization

**WORK ORDERS / INSPECTIONS**

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
<b>Total Work Orders Created</b>	4,151	3,940	3,656		(100.0%)	2,835	538	5,045	N/A	11
Routine Work Orders	4,016	3,783	3,510		(100.0%)	2,711	509	4,792	N/A	11
Emergency Work Orders	135	157	146		(100.0%)	124	25	253	N/A	11
<b>Total Work Orders Abated</b>	4,909	4,677	3,864		(100.0%)	2,784	427	5,023	N/A	11
Routine Work Orders-Completed	4,774	4,520	3,718		(100.0%)	2,660	398	4,774	N/A	11
Emergency Work Orders-Abated	135	157	146		(100.0%)	124	25	252	N/A	11
<b>Work Order Backlog</b>	1,166	429	221		(100.0%)	1,306	204	2,186	N/A	11
<b>Inspection of Systems</b>							0	0	N/A	0
Inspection of Systems (entire site)	0	0	31		(100.0%)	3	0	31	N/A	11
Inspection of Units	1,204	599	252		(100.0%)	511	71	1,204	N/A	11
Inspections of Buildings	0	0	975		(100.0%)	89	0	975	N/A	11



## HABC HOUSING OPERATIONS

Presentation Date: July 11, 2003

CitiStat Reporting Period: June 2003

*Mixed Population Units*

## OCCUPANCY RATE

## VACANCIES- MIXED

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
Total # Units	3,502	3,502	3,502		(100.0%)	3,502	3,502	3,502	N/A	11
Total # Units available for occupancy	3,465	3,463	3,466		(100.0%)	3,477	3,463	3,492	N/A	11
Total # Units available for occupancy that are vacant **	73	69	63		(100.0%)	82	61	115	N/A	11
Total Number Vacant	110	108	99		(100.0%)	106	77	126	N/A	11
Move-Ins	50	39	38		(100.0%)	35	14	51	N/A	11
Move-Outs	40	42	32		(100.0%)	36	25	57	N/A	11
Vacancy Rate (available for occupancy)	2.11%	1.99%	1.82%		(100.0%)	0	0	0	N/A	11
Unit Turn Around (days) (average)	35	43	34		(100.0%)	48	30	89	N/A	11
Unit Down Time (days)(average)	1	1	1		(100.0%)	1	1	1	N/A	11
Unit Make Ready Time (days) (average)	25	35	21		(100.0%)	28	18	56	N/A	11
Unit Lease Up Time (days)(average)	9	8	12		(100.0%)	20	8	47	N/A	11
Lease Enforcement -Breach of Lease	N/A	N/A	N/A		#VALUE!	0	0	1	N/A	8

\*\* excludes exempt units and modernization

## WORK ORDERS / INSPECTIONS

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
<b>Total Work Orders Created</b>	1,171	1,096	1,198		(100.0%)	994	418	1,392	N/A	11
Routine Work Orders	1,138	1,057	1,161		(100.0%)	965	399	1,367	N/A	11
Emergency Work Orders	33	39	37		(100.0%)	29	19	39	N/A	11
<b>Total Work Orders Abated</b>	1,168	1,110	1,234		(100.0%)	860	404	1,234	N/A	11
Routine Work Orders-Completed	1,135	1,071	1,197		(100.0%)	831	385	1,197	N/A	11
Emergency Work Orders-Abated	33	39	37		(100.0%)	29	19	39	N/A	11
<b>Work Order Backlog</b>	67	53	17		(100.0%)	454	17	1,745	N/A	11
<b>Inspection of Systems</b>					-		0	0	N/A	0
Inspection of Systems (entire site)	0	0	17		-	2	0	17	N/A	11
Inspection of Units	384	161	83		(100.0%)	182	71	384	N/A	11
Inspections of Buildings	0	0	17		-	2	0	17	N/A	11



## HABC HOUSING OPERATIONS

Presentation Date: July 11, 2003

CitiStat Reporting Period: June 2003

*Scattered-Site Housing Units*

## OCCUPANCY RATE

## VACANCIES

	Monthly Reporting					12 Months				
	Apr-03	May-03	Jun-03	Jul-03	% CHANGE	Average	Minimum	Maximum	Total	Periods
Total Number Scattered Sites	2,817	2,817	2,815		(100.0%)	2,820	2,815	2,821	N/A	11
Total Number Vacant Scattered Sites-Properties **	1,727	1,730	1,741		(100.0%)	1,743	1,714	1,759	N/A	11
Total # Vacant Lots *****	240	240	240		(100.0%)	240	240	240	N/A	11
Vacancy Rate Scattered Sites	61.31%	61.41%	61.85%		(100.0%)	1	1	1	N/A	11
Move-Ins	0	2	0		-	2	0	4	N/A	11
Move-Outs	6	14	14		(100.0%)	9	3	17	N/A	11
Unit Turn Around (days) (average) Scattered Sites	0	417	0		-	435	0	1,503	N/A	11
Unit Down Time (days) (average) Scattered Sites	0	1	0		-	1	0	1	N/A	11
Unit Make Ready Time (days)(average)Scattered	0	416	0		-	413	0	1,365	N/A	11
Unit Lease Up Time (days) (average) Scattered	0	1	0		-	22	0	137	N/A	11

\*\* Includes exempt units and modernization

\*\*\*\*\* Vacant lot count is 240. The number of units that were on the vacant lots was 274

## WORK ORDERS / INSPECTIONS

	Monthly Reporting					12 Months				
	Apr-03	May-03	Jun-03	Jul-03	% CHANGE	Average	Minimum	Maximum	Total	Periods
Total Work Orders Created	706	1,001	452		(100.0%)	804	452	1,392	N/A	11
Routine Work Orders	683	840	414		(100.0%)	765	414	1,367	N/A	11
Emergency Work Orders	23	161	38		(100.0%)	39	19	161	N/A	11
Total Work Orders Abated	1,325	1,574	1,538		(100.0%)	815	427	1,574	N/A	11
Routine Work Orders-Completed	1,302	1,413	1,500		(100.0%)	776	398	1,500	N/A	11
Emergency Work Orders-Abated	23	161	38		(100.0%)	39	19	161	N/A	11
Work Order Backlog	1,714	1,141	55		(100.0%)	1,507	55	2,333	N/A	11
Inspection of Systems						#DIV/0!	0	0		0
Inspection of Systems (entire site)	0	0	3		(100.0%)	0	0	3	N/A	11
Inspection of Units	477	866	377		(100.0%)	231	21	866	N/A	11
Inspections of Buildings	0	0	3		(100.0%)	0	0	3	N/A	11







**SECTION 8**  
**Presentation Date: July 11, 2003**  
**CitiStat Reporting Period: June 2003**

**PROGRAM UTILIZATION**

						12 Month Period			
	May-03	Jun-03	Jul-03	% Utilization	% CHANGE	Average	Minimum	Maximum	Periods
<b><u>Units Under ACC</u></b>	15,372	15,372	15,372		-	15,354	15,312	15,372	12
Voucher Program	13,579	13,579	13,579		-	13,562	13,518	13,579	12
Regular Vouchers	10,926	10,926	10,926		-	10,349	10,022	10,926	12
Special Purpose Vouchers	0	0	0		-	0	0	0	12
Project Based	660	660	660		-	660	660	660	12
Homeownership	0	0	0		-	0	0	0	12
Opt-Outs	5	5	5		-	564	5	848	12
Partial Consent decree Tenant Based	1,345	1,345	1,345		-	1,345	1,345	1,345	12
Partial Consent decree Project Based	643	643	643		-	643	643	643	12
Mod Rehab	698	698	698		-	697	696	699	12
Substantial Rehab	432	432	432		-	432	432	432	12
New Construction	663	663	663		-	663	663	663	12
<b><u>Number of Units Leased</u></b>	11,908	11,985	12,084	79%	0.8%	11,458	10,677	12,084	12
Voucher Program	10,155	10,229	10,335	76%	1.0%	9,716	8,936	10,335	12
Regular Vouchers	9,497	9,571	9,677	89%	1.1%	8,984	8,355	9,677	12
Special Purpose Vouchers	0	0	0	-	-	0	0	0	12
Project Based	593	593	593	90%	-	541	441	593	12
Homeownership	0	0	0	-	-	0	0	0	12
Opt-Outs	0	0	0	0%	-	126	0	268	12
Partial Consent decree Tenant Based	62	62	62	5%	-	62	61	62	12
Partial Consent decree Project Based	3	3	3	0%	-	2	0	3	12
Mod Rehab	698	698	698	100%	-	692	677	698	12
Substantial Rehab	424	422	419	97%	(0.7%)	414	393	430	12
New Construction	636	636	632	95%	(0.6%)	637	627	652	12
<b><u>Number of Units Available</u></b>	3,464	3,387	3,288	21%	(2.9%)	3,895	3,288	4,635	12
Voucher Program	3,424	3,350	3,244	24%	(3.2%)	3,846	3,244	4,582	12
Regular Vouchers	1,429	1,355	1,249	11%	(7.8%)	1,365	1,042	1,667	12
Special Purpose Vouchers	0	0	0	-	-	0	0	0	12
Project Based	67	67	67	10%	-	119	67	219	12
Homeownership	0	0	0	-	-	0	0	0	12
Opt-Outs	5	5	5	100%	-	438	5	769	12
Partial Consent decree Tenant Based	1,283	1,283	1,283	95%	-	1,283	1,282	1,284	12
Partial Consent decree Project Based	640	640	640	100%	-	636	581	643	12
Mod Rehab	0	0	0	0%	-	5	0	22	12
Substantial Rehab	8	10	13	3%	30.0%	18	2	39	12
New Construction	32	27	31	5%	14.8%	27	11	36	12
Section 8 Waiting List	17,681	17,681	17,681			15,293	10,266	17,681	10



**SECTION 8**  
**Presentation Date: July 11, 2003**  
**CitiStat Reporting Period: June 2003**

**EXECUTED LEASES**

**REGULAR VOUCHERS**

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
Total Number of Leases Executed-Baltimore City	88	92	95	116	22.1%	94	71	138	1,129	12
Total Number of Families Ported	11	12	12	4	(66.7%)	12	4	24	135	11
Number of Leases Executed - Impacted Areas-Baltimore City	84	88	91	111	22.0%	89	62	130	1,068	12
Number of Leases Executed - Non Impacted	4	4	4	5	25.0%	5	2	8	55	12

**SPECIAL VOUCHERS/ OPT OUTS**

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
Total Number of Leases Executed-Baltimore City	5	0	0	0	-	16	0	52	197	12
Total Number of Families Ported	2	0	0	0	-	3	0	13	36	11
Number of Leases Executed - Impacted Areas-Baltimore City	5	0	0	0	-	16	0	52	195	12
Number of Leases Executed - Non Impacted	0	0	0	0	-	0	0	1	2	12

**VOUCHERS ABSORBED**

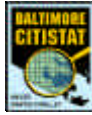
	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
Total Vouchers Absorbed-Baltimore City	11	11	10	13	30.0%	19	10	35	224	12
Total Vouchers Absorbed - Impacted Areas-Baltimore City	9	11	10	12	20.0%	19	9	33	227	12
Total Vouchers Absorbed - Non Impacted-Baltimore City	2	0	0	1	NA	2	0	5	18	12

**TENANT RECERTIFICATION**

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
# of annual Recerts Required-Current Month	576	670	580	628	8.3%	583	470	670	6,993	12
# of annual Recerts Completed-Current Month	136	250	425	228	(46.4%)	244	136	425	2,925	12
# of annual Recerts Backlog	1762	1,368	901	1,241	37.7%	1,409	901	1,871	16,905	12
# of annual Recerts Required - YTD	14,609	15,279	15,859	18,303	15.4%	13,348	10,068	18,303	160,177	12
# of annual Recerts Completed-Prior Months	454	814	622	281	(54.8%)	324	108	814	3,884	12
# of annual Recerts Completed - YTD	12,813	13,627	14,249	17,395	22.1%	11,950	9,161	17,395	143,394	12
# of annual Recert Moving	107	148	173	205	18.5%	138	63	219	1,513	11
# of moves due to HQS Violations	51	40	34	48	41.2%	44	15	87	527	12
# of moves due to Unit Size	0	2	0	1	NA	1	0	4	16	12
# of Terminations	27	18	31	23	(25.8%)	17	5	31	202	12

**ISSUANCE TO LEASE PERIOD**

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
0-30 Days	4	3	4	4	-	5	1	12	60	12
31-60 Days	8	10	9	13	44.4%	14	5	27	162	12
61-90 Days	18	10	20	46	130.0%	23	10	46	276	12
91-120 Days	13	14	14	16	14.3%	22	13	37	262	12
120+ Days	61	66	66	50	(24.2%)	66	47	101	793	12



## SECTION 8 FINANCIAL INFORMATION

Presentation Date: July 11, 2003

CitiStat Reporting Period: June 2003

## LANDLORDS

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
# of Section 8 Accounts due to be Paid	10,768	10,848	10,927	11,033	1.0%	10,340	9,619	11,033	124,896	12
# of Section 8 Accounts Paid	9,770	9,131	9,466	9,599	1.4%	9,244	8,634	9,917	111,621	12
# of tenant accounts on hold- HQS Violations	665	694	715	661	(7.6%)	594	421	784	7,392	12
# of tenant accounts on hold - Other	52	628	638	613	(3.9%)	158	30	638	1,986	12
# of tenant portability accounts - Billed	113	112	113	110	(2.7%)	118	110	136	1,403	12
Value of Landlord Payments	\$4,968,941	\$4,753,507	\$4,653,923	\$5,168,225	11.1%	4,886,849	4,596,509	5,297,881	58,956,013	12

Excludes Substantial Rehab and New Construction

## UTILITY ALLOWAILITY ALLOWANCE

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
# of Section 8 Tenants	10,768	10,848	10,927	11,033	1.0%	10,408	9,619	11,033	124,896	12
# of Section 8 Tenants Elig -UR		3,247	3,206	3,124	(2.6%)	3,156	2,948	3,283	37,867	12
# of Section 8 Tenants Paid-UR	2,985	2,876	2,848	2,924	2.7%	2,803	2,600	2,985	33,641	12
Value of Tenant UR Payments	\$213,852	\$204,909	\$205,663	\$221,356	7.6%	215,438	204,909	229,191	2,585,251	12

## SECTION 8 INSPECTION SUMMARY

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
Annual Recertification Inspections										
# of Inspections Required - Current Month	928	545	570	684	20.0%	945	545	1,336	11,344	12
# of Inspections Completed - Current Month	730	388	432	453	4.9%	696	388	985	8,350	12
# of Inspections Completed - Prior Month	0	0	0	0	-	0	0	0	0	12
Total Inspections Completed	730	388	432	453	4.9%	696	388	985	8,350	12
# of Failed Inspections - Due to No Entry	198	157	138	231	67.4%	250	138	425	3,000	12
# of Failed Inspections - Violation Notice Issued	339	212	216	259	19.9%	357	212	569	4,286	12
						#DIV/0!	0	0	0	
# of Inspections- Backlog	0	0	0	0	-	0	0	0	0	12

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
RE-INSPECTIONS										
Total # Annuals	399	370	514	234	(54.5%)	351	151	582	3,858	11
Total # Failed	112	130	159	103	(35.2%)	91	43	163	1,002	11
Total # Intials	161	160	148	102	(31.1%)	134	40	172	1,474	11
Total # Failed	65	71	55	14	(74.5%)	44	14	71	484	11

	Monthly Reporting				% CHANGE	12 Months				
	Apr-03	May-03	Jun-03	Jul-03		Average	Minimum	Maximum	Total	Periods
Other Inspections										
# of Initial Inspections	369	386	385	289	0.1%	352	287	420	4,226	12
# of Failed Initial Inspections	177	166	170	119	(24.9%)	166	85	224	1,996	12
# of Quality Control Inspections	10	12	12	8	(30.0%)	31	8	82	368	12
# of Complaint Inspections	92	102	90	83	(33.3%)	67	24	102	798	12



## VEHICLE DATA

Presentation Date: July 11, 2003  
CitiStat Reporting Period: June 2003

## VEHICLE SUMMARY

		MONTHLY REPORTING					FISCAL YEAR-TO-DATE				
		Apr-03	May-03	Jun-03	Jul-03	% CHANGE	Average	Minimum	Maximum	Total	Periods
Total Vehicles		274	274	273		-100.00%	274.5	273.0	275.0	N/A	11
	Sedans	35	35	34		-100.00%	34.9	34.0	35.0	N/A	11
	SUV's	19	19	19		-100.00%	16.2	12.0	19.0	N/A	11
	Utility Trucks/Maintenance Vans	187	187	187		-100.00%	189.4	187.0	195.0	N/A	11
	Passenger Vans	19	19	19		-100.00%	25.5	19.0	86.0	N/A	11
	Trailers	8	8	8		-100.00%	8.8	8.0	17.0	N/A	11
	Others (Bus, Wagons, Mobile Station)	6	6	6		-100.00%	5.9	5.0	6.0	N/A	11
	Leased Vehicles	0	0	0		0.00%	0.0	0.0	0.0	N/A	11
	Take Home	4	4	4		#REF!	13.8	0.0	32.0	N/A	11